City of

SCARBOROUGH ECONOMIC REVIEW

1987

CITY OF THE FUTURE

SCARBOROUGH: CITY OF THE FUTURE

A SHORT HISTORY OF SCARBOROUGH

Scarborough was first surveyed almost 200 years ago in 1793. Originally called Glasgow, the area was named Scarborough by Elizabeth Simcoe because The Bluffs so resembled those she had known in her native Yorkshire, England. The first permanent residents arrived in 1798 long after the original Indian settlers had departed. Soon British and Loyalists settled, clearing the bush and creating the first communities. Scarborough was incorporated in 1850 with a population of 3,800. By 1945, less than 100 years later, the population stood at 25,000. Today Scarborough is the 7th largest city in Canada and one of Canada's fastest growing cities.

LOCATION

Close to most major markets and supplies, Scarborough is just 160 kilometers from the USA Border. As a city in the Regional Municipality of Metropolitan Toronto, Scarborough belongs to the single largest economic unit in Canada. Scarborough is easily reached by car, truck, train, boat, plane and public transportation and is within a day trucking of 120 million North Americans.

TRANSPORTATION

Toronto's Pearson Airport, with 1200 domestic and overseas flights daily, is just a short 20 minute drive from Scarborough. As well, Scarborough is served by Canada's two national rail lines, Canadian Pacific and Canadian National Railways; 3 major highways linking all of Ontario with Quebec and the Northeast United States; two regional airports; and a 750 mile (1200 km.) network of well maintained local roads. Two nearby harbours, in Oshawa and Toronto, provide full docking and Customs facilities. With the new RT (Rapid Transit) line, subways and extensive surface bus routes Scarborough is only a 30 minute trip from Downtown Toronto, so getting from place to place is quick and easy.

LABOUR POOL

The current population of Scarborough is 483,000 (up from 334,485 in 1971). This provides more than 270,000 skilled and semi-skilled workers within the boundaries of Scarborough alone. When one considers the extended pool of labour in Toronto and the growing communities to the north and east, there is well over 1.4 million workers to draw from. Of all the municipalities in Metro Toronto, Scarborough is the only city which has consistently demonstrated a net increase in jobs.

HOUSING

Within the boundaries of Scarborough is a wide range of affordable housing which includes freehold houses of every description, condominiums, townhouses, and highrise apartments with competitively priced rents. Some of Canada's most impressive executive housing is to be found along the scenic Bluffs and the Rouge River Valley. Toronto and the communities to the north and the east of Scarborough also provide wonderful places to situate home and hearth.

CULTURE

More than 100 community organizations are involved in the promotion of the arts in Scarborough. The Scarborough Philharmonic and Cathedral Bluffs Orchestras with the Dukes of Harmony provide the musical accompaniment to a burgeoning social scene. Live theatre groups include the Scarborough Theatre Guild, the Scarborough Players, and Scarborough Music Theatre, using the facilities of the intimate Scarborough Village Theatre. Other theatre groups include the Victoria Players, Gage Stage Players, and the Stagedoor Theatre. As well as having its own movie theatres and fine restaurants, Scarborough is close enough to Toronto that residents have easy access to many fine museums and art galleries.

RECREATION

Scarborough's more than 5,000 acres of parkland; 15 Community Centres, local parks and playgrounds, soccer, football, and tennis facilities; community swimming pools; and numerous ice skating rinks provide more than enough for the avid sports enthusiast. Add to this the world famous Toronto Zoo with over 3,500 exotic species from around the world on its 700 acres; the superb salmon fishing off the Scarborough Bluffs, and the recreational boating and sailing on Lake Ontario and you can see why Scarborough is where so many people choose to settle.

EDUCATION

6,500 teachers and support staff make the more than 156 elementary and secondary schools in the Scarborough Board of Education one of the finest school systems in Canada. University of Toronto's Scarborough Campus is located on 300 acres of parkland overlooking Highland Creek, providing undergraduate education in 700 courses for degrees in either Arts or Sciences. Regular bus service links the Scarborough Campus with the University of Toronto's downtown campus. Canada's largest and first Community College, Centennial College, is spread over 4 campuses and offers more than 70 post secondary full-time programs in arts, science, trade and technology and a whole range of part-time courses.

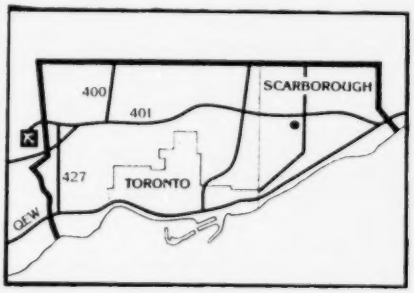
CORPORATE NEIGHBOURS

The following are just a small number of the businesses which have chosen to locate in the City of Scarborough:
Toyota, Kaiser Aluminium, SKF Canada Ltd., Honda Canada Inc., Malpack Polybag Co. Ltd., Borden Chemical, Bicks, Viewstar Inc., Volkswagen Canada, Howden Group Canada, Quality Records, Philips Electronics Ltd., Bell Canada's Regional Headquarters, Burrough's Office Equipment, Fibreglas Canada Ltd., General Motors, Honeywell, IBM, McGraw-Hill, Nabisco Brands, Thermos, Lily Cups, with more arriving almost daily.

LOCATION:

The City of Scarborough is located within Metropolitan Toronto which in turn is the largest economic unit in Canada. The City comprises the east side of Metropolitan Toronto. Bounded to the west by the Cities of North York, Toronto and the Borough of East York, to the east by the region of Durham; to the north by the Town of Markham and to the south by Lake Ontario. Scarborough is very well situated to benefit from links with the well established municipalities to the west and the faster growing regions to the north and east. The City is within very easy commuting distance to and from downtown Toronto, the financial capital of Canada.

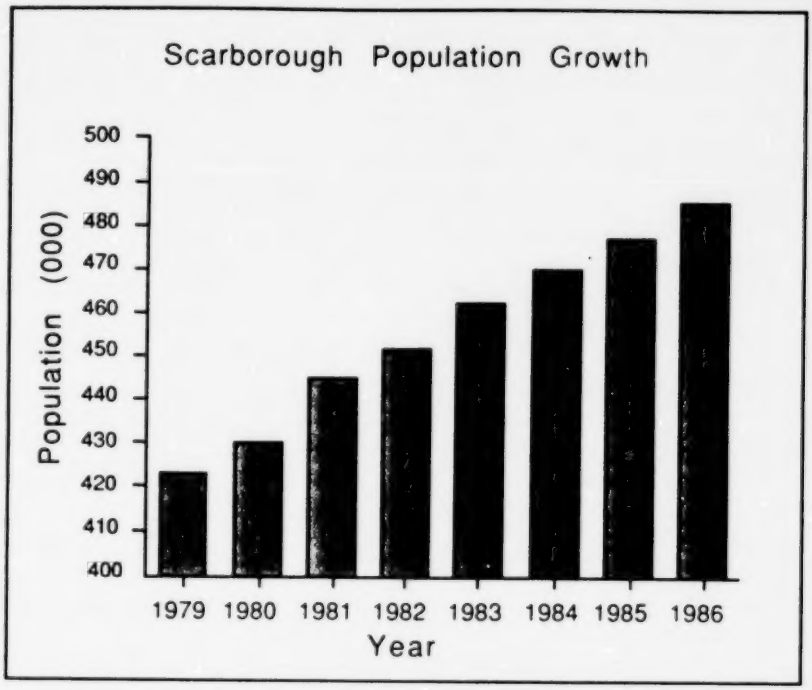
Scarborough is within one day travel to many major centres in the U.S.A.



POPULATION:

The City of Scarborough is the fastest growing municipality in Metropolitan Toronto. The current population (1986) has exceeded the 480,000 figure. The City is now the 7th largest city in Canada.

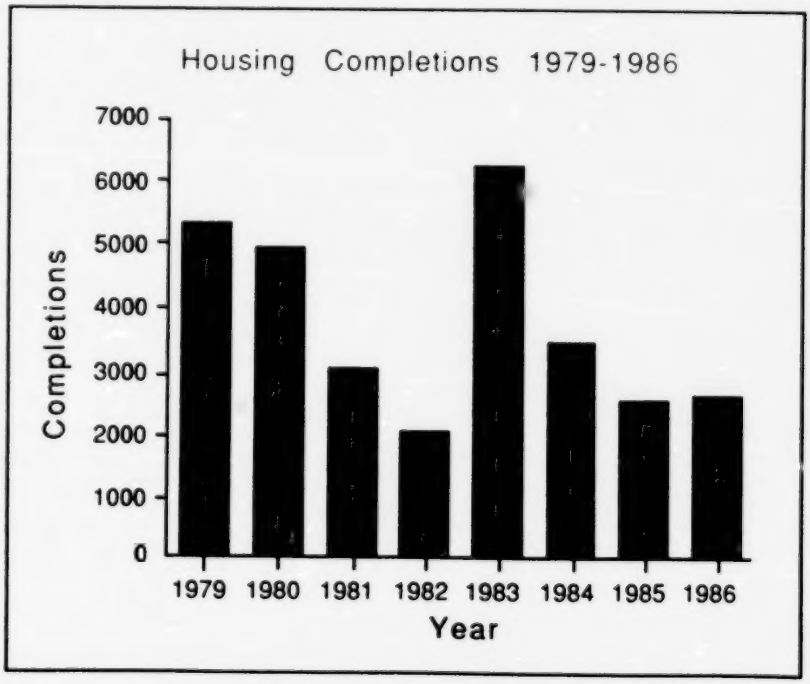
Scarborough's impressive population growth is mainly the result of a boom in housing construction. Between 1981 and 1985, close to 17,000 housing units were completed. Significant amounts of land are still available for residential construction. Scarborough's share in Metropolitan Toronto population has been increasing steadily. From 19.9% in 1979, to 22.1% in 1986. It is estimated that by 1990 Scarborough's population will exceed the half a million mark and will comprise about 23% of Metropolitan Toronto population. Scarborough is now the third largest municipality in the Toronto area and has a good chance of becoming the second largest over the next 10 years.



	Miles	Km
Montreal	332	535
Ottawa	249	390
Hamilton	47	75
Boston	582	937
Buffalo	103	166
Chicago	503	810
Detroit	235	378
New York	495	797
Pittsburgh	333	536
Washington	494	795

Scarborough Population (end of year)

1979	424,000
1980	437,000
1981	447,000
1982	454,000
1983	462,000
1984	470,000
1985	478,000
1986	485,000



INCOMES:

Scarborough is a solid middle income city. The average family income in Scarborough is similar to the incomes in the City of Toronto and North York. However, Scarborough population has been increasing rapidly as compared to the relatively stable population of Toronto and North York. As a consequence, the spending power of Scarborough in total has been increasing significantly. It is estimated that every year the personal disposable income in the City of Scarborough increases by about 100 million dollars.

Income (1980 census)

Average Income for all families	$ 29,615
Average Individual Income	13,647
Average Income - Males	17,891
Average Income - Females	9,197
Personal Disposable Income per Capita	12,693*

(* figure for Metropolitan Toronto to which Scarborough figures are known to be similar)

EMPLOYMENT AND ECONOMIC PROFILE

The Labour Force

Scarborough's labour force is one of the largest in Ontario. Over 268,000 belong to the labour force in Scarborough alone; however, economic realities cross over local political boundaries. The labour force in the Toronto area is close to 1.8 million.

Labour Force Growth

Toronto Area Labour Force (000)

1975	1,420
1985	1,790
% change 1975 to 1986	26.0

Scarborough Labour Force (000)

1975	179
1985	268
% change 1975 to 1985	50.4

Scarborough's labour force increased by over 50% in the period of 1975-1985 which is almost double the increase for the Toronto area labour force. Now and in the future the local labour force, combined with the Toronto area labour force, provides potential employers with the biggest labour pool in all of Canada.

An abundant supply of skilled labour is available both in Scarborough and Metropolitan Toronto.

LABOUR FORCE BY DETAILED OCCUPATION
Scarborough & Metro Toronto - 1981

	Scarborough	Toronto
Man. Admin. & Rel. Occs.	**24,935**	**128,970**
Official & Administrators unique to Gov't.	760	4,395
Other Mgrs. & Administrators	15,555	79,195
Occs. Rel. to Mgmt. & Admin.	8,620	45,379
Occ. in Natural Sci., Eng. & Maths	**10,495**	**49,100**
Occs. in Physical Science	595	3,640
Occs. in Life Science	235	1,310
Architects, Engineers & Com. Planners	3,505	17,165
Other Occs. in Architecture & Eng.	3,020	13,110
Occs. in Maths, Stats, Systems Analyst & Related Fields	3,140	13,875
Occs. in Soc. Sci. & Related Fields	**2,395**	**23,990**
Occs. in Social Science	415	3,870
Occs. in Soc. Work and Rel. Fields	1,025	7,950
Occs. in Law & Jurisprudence	495	8,685
Occs. in Lib. Museums, & Arch. Sc.	345	2,635
Other Occs. in Social Sci. & Rel. Fields	115	855
Occs. in Religion	**310**	**2,160**
Teaching and Related Occs.	**7,470**	**41,510**
Univers. Teaching and Related Occs.	330	5,250
Element. & Second. Sch. Teaching & Related Occs.	5,660	27,270
Other Teaching & Real. Occs.	1,480	8,990
Occs. in Medicine & Health	**8,250**	**46,130**
Health Diagnosing & Treating Occs.	445	7,685
Nurs., Therapy and Rel. Assist. Occ.	5,750	26,865
Other Occs. in Medicine & Health	2,055	11,585
Artist, Literary, Tec. & Rel. Occs.	**3,745**	**29,020**
Occs. in Fine & Comm., Art, Photo & Rel. Fields	1,625	10,610
Occs. in Performing & Audio-Vis. Arts	760	7,810
Occs. in Writing	590	7,145
Occs. in Sports & Recreation	770	3,460
Clerical & Related Occs.	**69,640**	**296,000**
Stenographic & Typing Occs.	13,845	61,915
Book., Accts. Rec., and Rel. Occs.	21,815	90,220
Office Mach. & Elect. Data - Pro. Eg. Oper.	5,740	20,280
Mat. Rec., Sched. & Dist. Occs.	8,540	36,905
Lib., File & Corres. Clerks & Rel. Occs.	1,865	8,570
Rec. Info. Mail & Mess. Dist. Occs.	8,105	33,015
Other Clerical & Rel. Occs.	9,730	45,100
Sales Occupations	**22,785**	**110,110**
Sales Occs., Commodities	17,570	83,110
Sales Occs., Services	4,465	23,060
Other Sales Occs.	750	3,935
Service Occs.	**23,385**	**131,175**
Protective Service Occs.	4,135	15,945
Food & Bev. Prep. & Rel. Service Occs.	8,945	50,235
Occs. in Lodging & Other Occs.	1,045	7,015
Personal Service Occs.	2,610	15,895
Apparel & Furnishings Serv. Occs.	655	5,355
Other Service Occs.	5,995	36,730

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LABOUR FORCE BY DETAILED OCCUPATION
Scarborough & Metro Toronto - 1981

	Scarborough	Toronto
Farm, Hortic. & Animal Husbandry Occs.	**1,455**	**7,190**
Farmers	50	140
Other Farm, Hortic. & Animal Husbandry Occs.	1,405	7,050
Fishing, Trading & Rel. Occs.	**5**	**35**
Forestry & Logging Occs.	**100**	**350**
Mining & Quar. Incl. Oil & Gas Field Occs.	**115**	**315**
Processing Occs.	**5,985**	**30,880**
Mineral Ore Treating Occs.	65	195
Metal Processing & Rel. Occs.	1,190	5,900
Clay, Glass & Stone Proc., Forming & Rel. Occs.	220	1,280
Chem., Pet., Pub., Plat., & Rel. Mat. Proc. Occs.	1,400	4,860
Food, Bev. & Rel. Proc. Occs.	2,220	13,900
Wood Proc. Occs., excl. Pulp & Papermaking	60	235
Pulp & Papermaking & Rel. Occs.	310	1,235
Textile Processing Occ.	405	2,635
Other Processing Occs.	115	645
Machining & Rel. Occs.	**7,225**	**32,530**
Metal Machining Occs.	2,550	10,800
Metal Shipping & Forming Occs.	3,715	17,360
Wood Machining Occs.	110	805
Clay, Glass, Stone & Rel. Mat. Mach. Occs.	320	1,310
Other Mach. & Rel. Occs.	530	2,250
Prod. Fab., Ass. & Rep. Occs.	**22,255**	**107,175**
Fab. & Ass. Occ., Met. Prod., N.E.C.	2,575	11,410
Fab. Ass. Inst. & Rep. Occ. Electric & Rel. Equip.	5,610	19,470
Fab. Ass. & Rep. Occs. Wood Prod.	740	5,150
Fab. Ass. & Rep. Occs.: Text. Fur & Leather Prod.	3,040	28,095
Fab. Ass. & Rep. Occs. Rub., Plas. & Rel. Prod.	910	5,190
Mechanics and Repairers, N.E.C.	6,355	23,825
Other Prod. Fab., Ass. & Rep. Occs.	3,025	14,045
Construction Trade Occs.	**10,905**	**59,135**
Excav. Grading Pav. & Rel. Occs.	695	4,765
El. Pow., Lr. & Wire Comm. Eq. Erect., Ins. & Rep.	2,710	9,715
Other Construction Trades Occs.	7,500	44,660
Trans. Equip. Operating Occs.	**7,615**	**33,340**
Air Trans. Oper. Occs.	100	825
Railway Trans. Oper. Occs.	275	1,515
Water Trans. Oper. Occs.	65	350
Motor Trans. Oper. Occs.	7,005	29,855
Other Trans. Equip. Oper. Occs.	170	795
Mat. Handling & Rel. Occs. N.E.C.	**6,990**	**31,105**
Other Crafts & Equip. Oper. Occs.	**5,465**	**19,690**
Printing & Related Occs.	3,955	13,095
Stat. Eng. & Util. Equip. Oper. & Rel. Occ.	875	3,180
El. & Rel. Comm. Equip. Oper. Occs., N.E.C.	255	1,380
Other Crafts & Equip. Oper. Occs., N.E.C.	380	2,035
Occs. Not Elsewhere Classified	**3,645**	**19,455**
	245,170	**1,199,365**

PLEASE NOTE: Figures may not add up due to rounding.

SCARBOROUGH

1985 EMPLOYMENT, LAND USE AND ASSESSMENT DATA BANK
EMPLOYMENT BY TWENTY-NINE CATEGORIES

	ESTAB.	EMPLOY
COLLECTIVE RESIDENTIAL	21	1408
RESOURCE PROD'N EXTRACTION	90	113
ENERGY PRODUCTION	0	0
RAW MATERIAL PROCESSING	32	1896
PROCESSED GOODS PROCESSING	535	19703
PRODUCT ASSEMBLY	521	19026
WASTE TREATMENT	16	360
RESEARCH & DEVELOPMENT	11	355
PRINTING REPRODUCTION DATA PROC.	220	2879
CONSTRUCTION	51	933
TERMINAL & DISPATCH	33	1333
STORAGE TRANSPORT & COMMUN.	175	3496
RETAIL SHOPPING	1860	17399
FOOD SHOPPING	556	5432
AUTOMOBILE SERVICES	553	3109
REPR. RENTAL EQUIP SALE & SERVICE	733	4810
PERSONNEL SERVICES	1022	8852
ACCOMMODTN SERVICES	32	1013
FINANCE INSURANCE REAL ESTATE	474	8222
OTHER OFFICE	2371	29062
GOVERNMENT OFFICE	58	5920
EDUCATIONAL	302	9628
HEALTH	31	4489
RELIGIOUS	142	508
PROTECTIVE & CUSTODIAL	18	1206
OTHER INSTITUTIONAL	16	191
OUTDOOR RECREATION	24	544
INDOOR RECREATION	97	1330
UNCLASS'D	0	0
TOTAL	9994	153217

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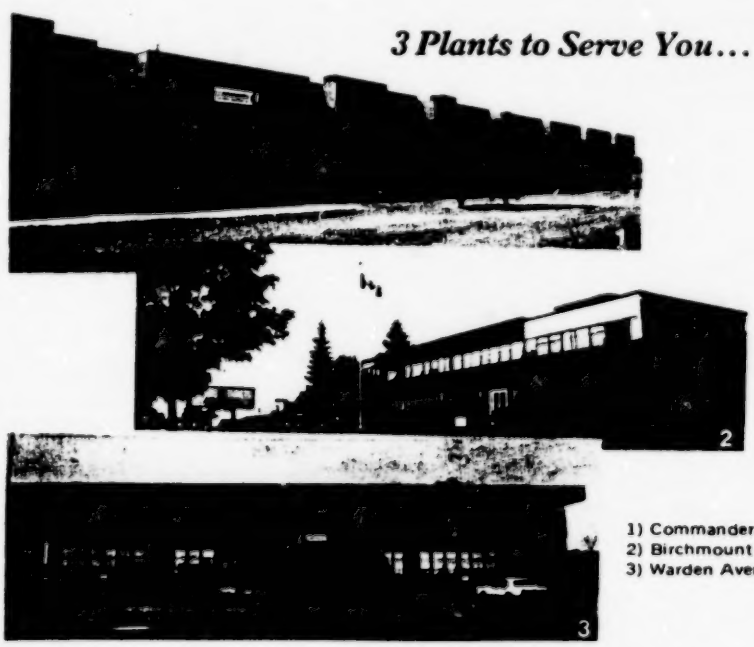

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- SAFETY SWITCHES
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- METER SOCKETS
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Scarborough Employment Structure

The employment provided within the boundaries of the City of Scarborough is almost equally dominated by the manufacturing and office segments. The retail and service sectors are third and fourth. According to a 1985 Metropolitan Toronto survey a combined Full and Part time employment of 153,217 existed within 9994 establishments in Scarborough.

Manufacturing Growth

Manufacturing is very important to Scarborough. As of 1985, close to 48,000 people were employed in the diversified local manufacturing sector. Over 3800 acres of land are currently utilized by manufacturing and warehousing. Scarborough has been doing relatively well compared to Metropolitan Toronto. The City's share in manufacturing and warehousing employment in Metro rose to 18.5% in 1985 from 15.5% in 1981. In addition to being a major industrial district within Metro, Scarborough has the unique position of still having close to 2,200 acres of available vacant industrial land. The recent past indicates that Scarborough can boast of two major advantages :

Strategically located high quality industrial land

Sufficient demand for industrial sites.

Between 1971 and 1981, manufacturing employment increased by 54%.

Scarborough Manufacturing

The largest industrial group is Metal Fabricating. The second largest is Electrical Products, in which we find Philips Electronics Ltd., Noma Canada, Commander Electrical Equipment and Trench Electric. Machinery is third. Chemical fourth and Printing and Publishing fifth.

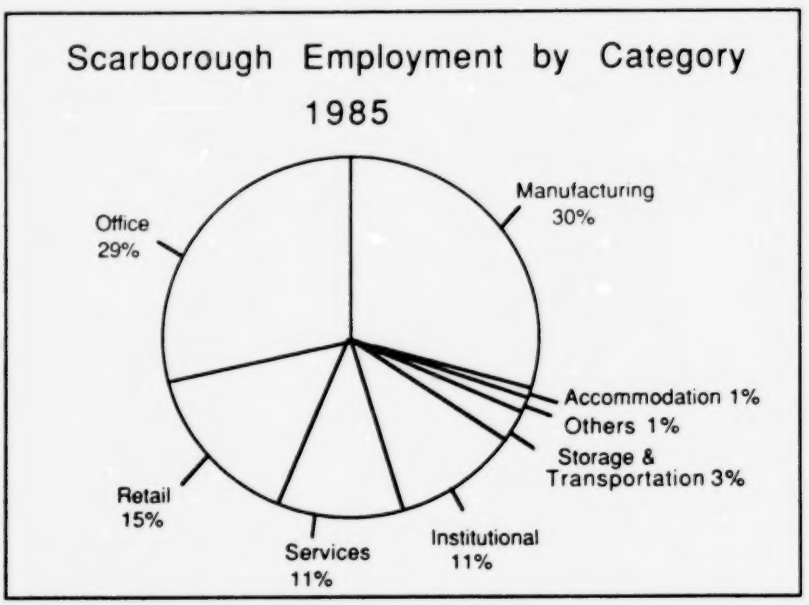
Scarborough's Competitive Advantage in Manufacturing

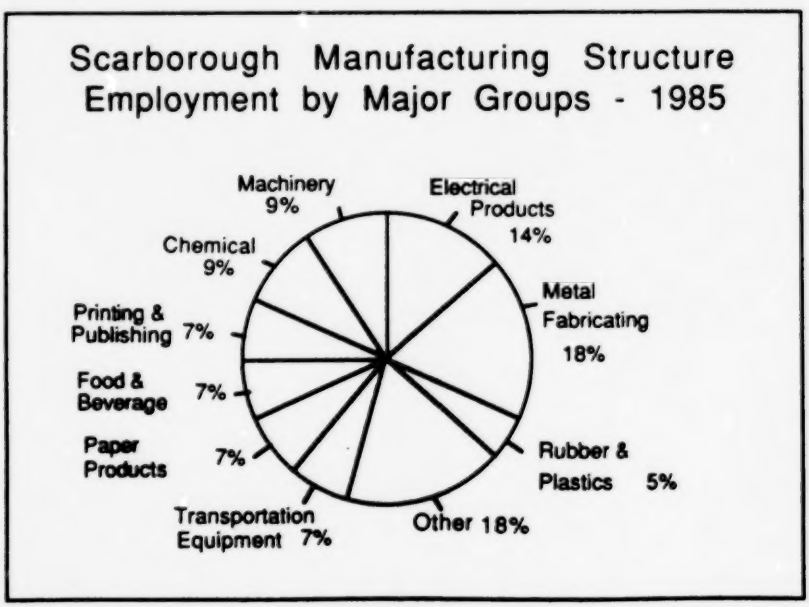
Scarborough is part of the most significant urban-industrial complex of Canada. As part of Metropolitan Toronto in particular and the Toronto region in general, the City employs several advantages compared to locations situated further away :

1. Large well trained and motivated labour force
2. Easy access to the largest market in Canada
3. Good access to the U.S.A.
4. Very well developed transportation system
5. An extensive network of business services and supplies
6. An established industrial base
7. Educational amenities ranging from Elementary schools to Universities including advanced research facilities.
8. Very well developed cultural and entertainment fabric
9. Full range of medical services
10. High quality of life

Within the Toronto C.M.A., the City of Scarborough offers several advantages. Specifically, the City :

1...is very close to and indeed embedded within the major population complex
2...has experienced good increases in population and is located adjacent to other high population growth areas
3...is located next to existing industrial complexes within Metro Toronto
4...has a very significant local labour force
5...has competitive industrial land costs
6...has a very good public transit system
7...has substantial land available for residential growth





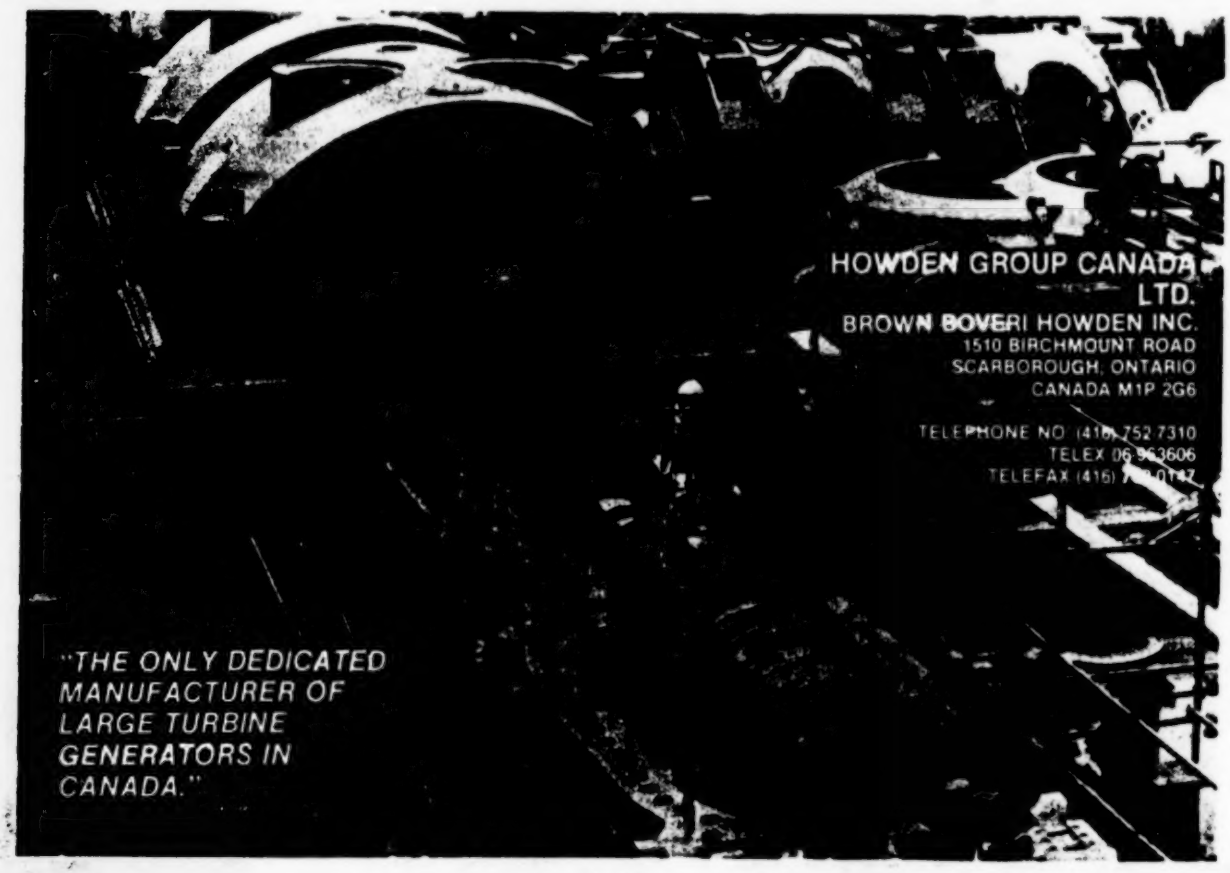
Scarborough Employment by Manufacturing Sector 1985 and Potential Growth Areas

A very significant proportion of Scarborough's manufacturing has projected high rates of growth. This implies that significant employment gains can be expected in the City. The industries forecasted to grow by more than 2.5% over the next two years at the national level already comprise 87% (41,751 jobs) of Scarborough's existing manufacturing employment. Similarly, 44% of the existing industrial employment in Scarborough is forecasted to grow by more than 4.5%. The weighted average for employment growth in the existing industrial structure in Scarborough is in excess of 5% (5.3%). Scarborough is in the fortunate position that the majority of its existing industrial base is in the high growth segments of the manufacturing sector so it can be anticipated that manufacturing growth in the city will surpass the National Average.

SCARBOROUGH EMPLOYMENT

BY MANUFACTURING SECTOR 1985 AND POTENTIAL GROWTH AREAS

	MALLS	SINGLE SITES	TOTAL	% OF TOTAL	1985-1987 FORECAST ANNUAL GROWTH CANADA
Food and Beverages	285	2994	3279	6.8	1.1%
Textiles	299	250	549	1.1	-2.2%
Clothing	351	429	780	1.6	-0.1%
Wood	667	610	1277	2.7	4.8%
Furniture & Fixtures	541	380	921	1.9	2.0%
Paper Products	828	2329	3157	6.6	3.1%
Printing & Publishing	2025	1785	3810	8.0	3.1%
Chemical & Chemical Products	936	3250	4186	8.7	3.7%
Petroleum	34	324	358	0.7	0.6%
Rubber & Plastics	717	401	2118	4.4	2.7%
Leather Products	148	105	253	0.5	-1.9%
Non-Metallic Mineral Products	136	1261	1397	2.9	3.9%
Primary Metals	122	418	540	1.1	3.5%
Metal Fabricating	4805	3600	8405	17.6	7.2%
Machinery	1198	3757	4955	10.3	5.5%
Electrical Products	2132	4391	6523	13.6	13.3%
Transportation Equipment	200	2904	3104	6.5	3.0%
Measuring, Analysis & Electronic Machinery	437	214	651	1.4	3.5%
Miscellaneous Industries	470	1158	1628	3.4	3.5%
TOTAL	**16331**	**31560**	**47891**	**100.0**	**5.3%**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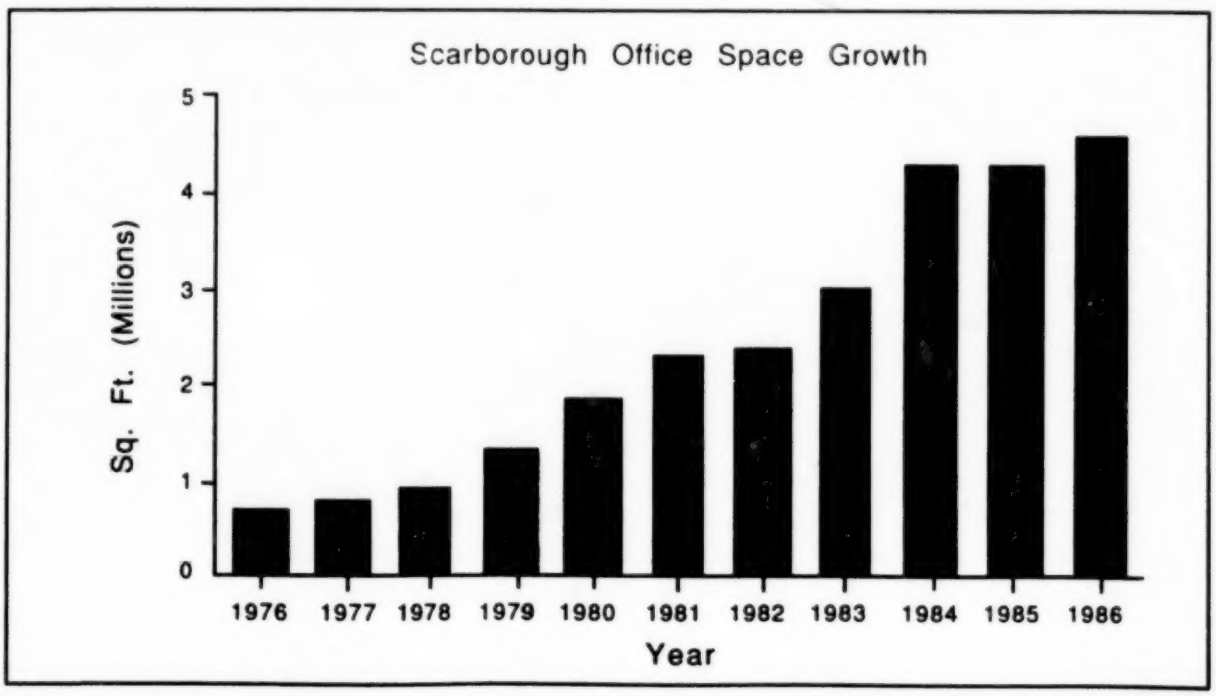
Twenty Major Industrial Employers	No. of Employees
General Motors of Canada Ltd. Vehicles, Trucks	2,500
Philips Canada Ltd. Electrical Equipment	1,200
Warner-Lambert Canada Inc. Heavy Metal Stamping, Assemblies	800
A.G. Simpson Co. Ltd. Heavy Metal Stamping, Assemblies	750
Honeywell Limited Computers & Automatic Control Systems	700
Noma Canada Inc. Electric Cord Sets, Christmas Lights, Decorations	700
Atlantic Packaging Products Ltd. Paper Bags, Box Tapes	650
Laura Secord Limited Candy, Ice Cream	620
Commander Electrical Equipment Industrial Electrical Controls	600
Premium Forest Products Ltd. Wooden Doors	550
Ford Glass Ltd. Float Glass	500
Griffith Laboratories Ltd. Food Ingredients	400
Rust Craft Inc. Greeting Cards, Stationery	350
Crouse-Hinds Canada Ltd. Electrical Equipment, Custom Casting	350
Midas Canada Inc. Exhaust Systems & Related Parts	340
Trench Electric Inductance Coils & C.V. & C.T. for The Power Industry	320
Eli Lily Canada Inc. Pharmaceuticals, Chemicals, Cosmetics, Health Products	300
Kawneer Co. Canada Ltd. Aluminum Doors, Windows, Storefronts	300
B.B. Howden Inc. Steam Turbines, Industrial Fans Valves and Heavy Custom Fabricators	290
The Carswell Company Ltd. Publishers, Printers and Bookbinders	250

Scarborough Office Development

Office Space

The provision of office space in the city of Scarborough resumed its growth in 1986 after a pause in 1985. Of particular interest is the provision of office space in "office only buildings". This category includes the development of office complexes in the city centre as well as office development in smaller buildings elsewhere in the city. Office space in this category has been increasing dramatically and is five times as high in 1986 as compared to 1976. Between 1986 and 1983 office space increased by 52.3%. Continued strength in office development is forecast for future years with the subsequent increase in office employment in the city.

Office Space in Office Only Buildings	m^2	Sq.Ft.
1986	409,813	4,385,000
1985	381,704	4,108,630
1984	381,704	4,108,630
1983	267,489	2,879,230
1982	219,839	2,366,330
1981	206,759	2,225,530
1980	169,820	1,827,830
1979	125,059	1,346,130
1978	89,765	966,230



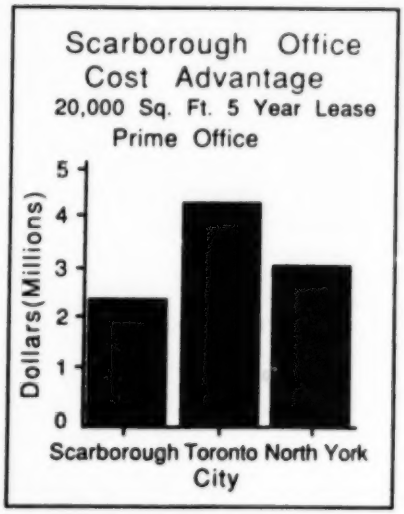
Public Transit:

Scarborough's City Centre is served by public transit. The new L.R.T. (Light Rapid Transit) system connects the City Centre to the Metropolitan Transit Subway System and provides the quick access to downtown.

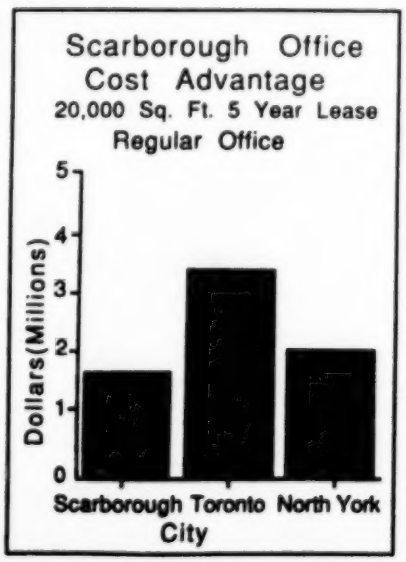
Costs:

The cost advantage of Scarborough office space is exemplified by the following examples. We have compared the cost of leasing 20,000 sq. ft. of office space for 5 years including rents, taxes and operating costs.

Prime Space	Cost (5 years)
Scarborough	$2.35 million
City of Toronto	$4.10 million
North York	$2.90 million



Regular Space	Cost (5 years)
Scarborough	$1.90 million
City of Toronto	$3.24 million
North York	$2.65 million



For the firm that does not have to be in Downtown Toronto, Scarborough offers an efficient and economical location for offices. Tremendous time savings can be achieved by locating in Scarborough. For example, individuals now living in the north-east section of the Greater Metropolitan Toronto area (Markham, Pickering, etc.) can travel up to 20 km more to get to offices in downtown Toronto or 10 km more to get to the main office centre in North York.

During peak travel periods this may add an additional hour of daily travel time, to and from work. Based on the Canadian Automobile Association's estimates, the extra distance travelled costs an estimated $600.00 per year to work downtown or $300.00 to work in North York. In addition, direct access to the airport makes it easier and faster to get there from Scarborough than from downtown.

Time is also saved when travelling to meetings and convention facilities which in Scarborough are conveniently located close to all major office complexes. Furthermore, the cost of parking is also less expensive than in other parts of Toronto.

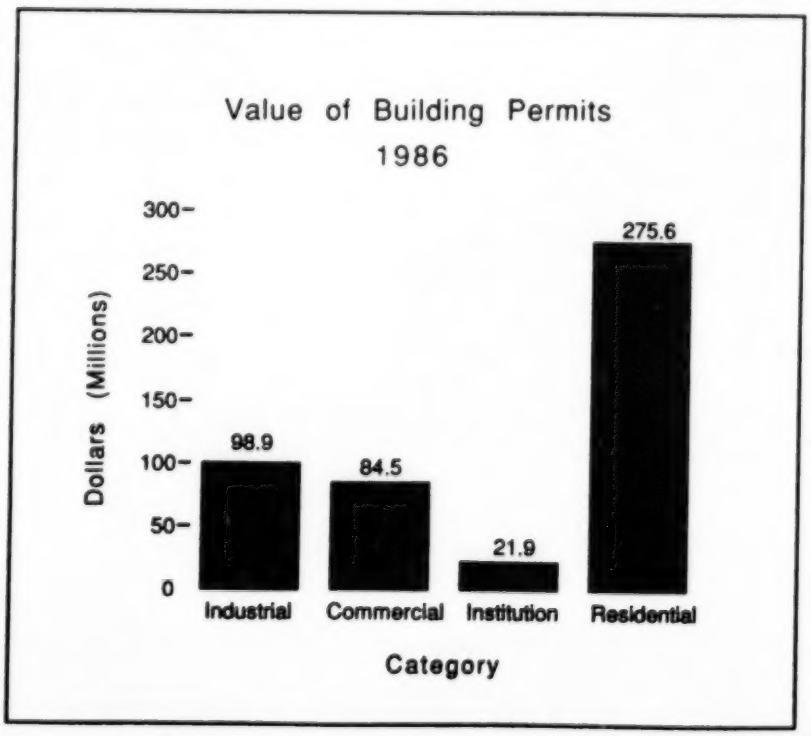
Construction Activity

Construction activity as measured by the value of building permits was at 483 million dollars in 1986. In 1985 the value of building permits was also 483 million dollars. 1986 was one of the best years for Scarborough, with industrial construction showing the best gain. Looking forward to 1987 and beyond we expect a continuing strength in industrial construction.

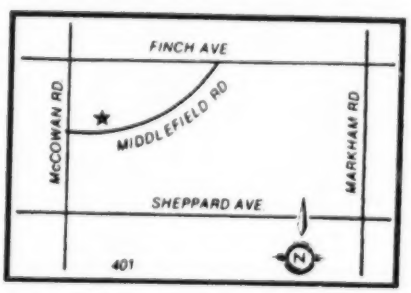
Assessment Growth

Taxable Assessment

Assessment growth in Scarborough has been significant since the mid 70's. The average growth rate for total assessment over the past 10 years was 4.8%. Industrial and commercial assessment grew at a rate of 5.3% and residential assessment at the rate of 4.6% in this period. In 1985 a 2.5% increase in total taxable assessment was recorded. As the economy returns to normal activity levels, we can expect assessment growth to return to 3.0 - 3.5% growth rate. Continued strength is expected in residential assessment and a significant pick up in the growth rate for industrial and commercial assessment should materialize. As the assessment base of the City increases, the percentage growth in assessment necessary to achieve a given increase in the dollar amount will be lower. Thus, the 4.4% increase in taxable assessment in 1977 yields almost the same increase in dollar assessment as did the 3.2% increase in 1984.



- 30,000 square feet
- Early summer 1987 occupancy
- Ideal location, near 401
- Call Mike Riffel 491-7440 for full details



- Chartwell Industrial Park
- Build to Suit available
- Corporate neighbours include: Prudential, North American Life, SKF Steel, Lewiscraft, Honeywell, Omron Canada, etc.

MONARCH CONSTRUCTION LIMITED
Quality Builders Since 1917

RATIO OF TOTAL INDUSTRIAL/COMMERCIAL ASSESSMENT TO RESIDENTIAL ASSESSMENT

1974 — 33.6 66.4
1975 — 33.9 66.1
1976 — 34.5 65.5
1977 — 34.8 65.2
1978 — 34.5 65.4
1979 — 34.3 65.7
1980 — 34.2 65.8
1981 — 35.4 65.1
1982 — 35.3 64.7
1983 — 35.2 64.8
1984 — 35.1 64.9
1985 — 35.0 65.0

Equivalent Assessment

Equivalent assessment for which grants in lieu are received shows an average growth rate of 2.7% between 1975 and 1985. However, two distinctions should be made. First, most of the growth originated in the commercial segment and second, most of the growth rate took place in the last five years. These trends, should they continue, are positive for Scarborough since growth in commercial assessment implies both infrastructure development and location of Government owned offices and operations in Scarborough with the resultant job creation.

* Grants in lieu of assessments on federal, provincial and other public lands including Bell Canada, H.E.P.C., L.C.B.O., Metro Toronto Transit Authority, Universities and Colleges, Hospitals, Public Utilities, Metro Housing Authority and the Ontario Land Corporation.

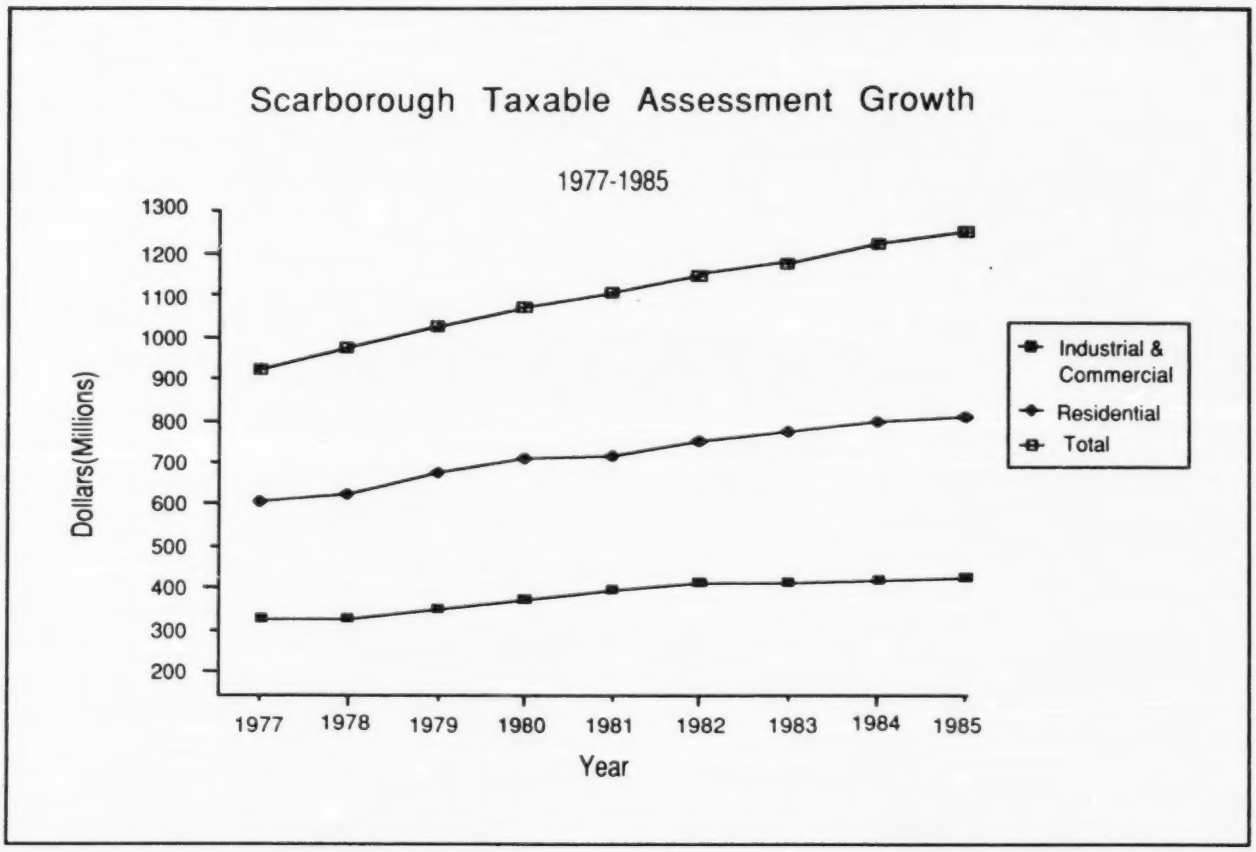
TAXABLE ASSESSMENT
(MILLIONS OF DOLLARS)

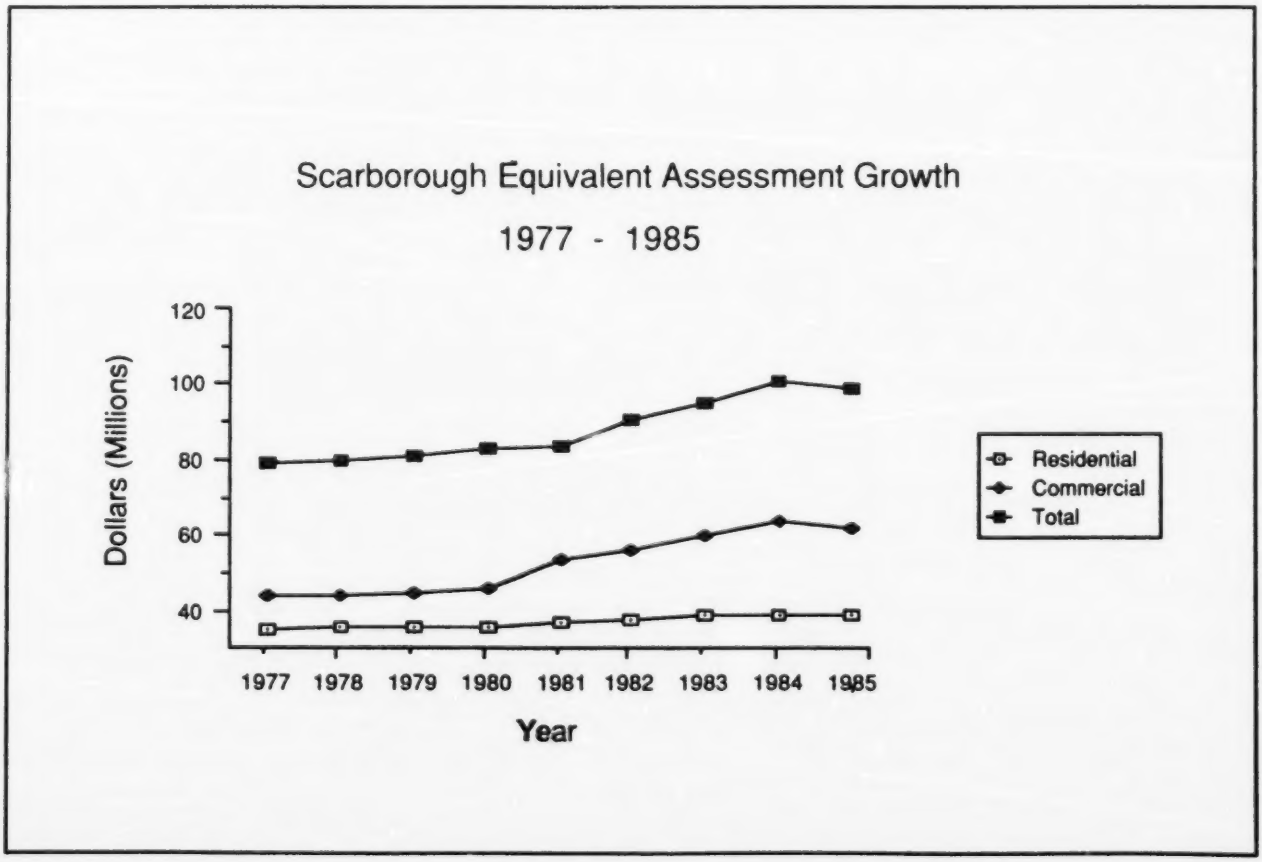
Year	Total	Increase	% Change	Industrial Commercial	Increase	% Change	Residential	Increase	% Change
1974	805.3	—	—	270.2	—	—	535.1	—	—
1975	845.5	40.2	5.0	286.1	15.9	5.9	559.4	24.3	4.5
1976	893.3	47.8	5.7	308.0	21.9	7.6	685.3	25.9	4.6
1977	932.5	39.2	4.4	325.9	17.9	5.8	606.6	21.3	3.6
1978	974.7	42.2	4.5	338.7	12.8	3.9	636.0	29.4	4.8
1979	1,026.6	51.9	5.3	353.0	14.3	4.2	673.6	37.6	5.9
1980	1,089.2	62.6	6.1	375.2	22.2	6.3	714.0	40.4	6.0
1981	1,110.1	20.9	1.9	388.4	13.2	3.5	721.7	7.7	1.1
1982	1,152.5	42.4	3.8	408.5	20.1	5.2	744.0	22.3	3.1
1983	1,181.6	29.1	2.5	417.6	9.1	2.2	764.0	20.0	2.7
1984	1,219.3	37.7	3.2	428.4	10.8	2.6	790.9	26.9	3.5
1985	1,250.0	30.7	2.5	438.6	10.2	2.4	811.3	20.4	2.6

* Revised figures

RATIO OF TOTAL INDUSTRIAL/COMMERCIAL + GOVERNMENT & UTILITY EQUIVALENT ASSESSMENT TO RESIDENTIAL ASSESSMENT

1974 — 35.5/64.5
1975 — 35.7/64.3
1976 — 36.2/63.8
1977 — 36.4/63.6
1978 — 36.2/63.8
1979 — 35.8/64.2
1980 — 35.8/64.2
1981 — 36.4/63.6
1982 — 37.2/62.8
1983 — 37.0/63.0
1984 — 37.2/62.8
1985 — 37.9/62.1


Scarborough Taxable Assessment Growth
1977-1985
Dollars(Millions)
1300
1200
1100
1000
900
800
700
600
500
400
300
200
1977
1978
1979
1980
1981
1982
1983
1984
1985
Year
Industrial & Commercial
Residential
Total


Scarborough Equivalent Assessment Growth
1977 - 1985
Dollars (Millions)
120
100
80
60
40
1977
1978
1979
1980
1981
1982
1983
1984
1985
Year
Residential
Commercial
Total

Industrial and Commercial Land Production

Industrial Land

Land production stock stood at 480.3 acres at the end of 1985. This amount is a slight increase to the amount available in 1984. Previously, available lands increased steadily to the 450 acre level. Lands in process in the beginning of 1985 stood at 332.9 acres. There was an increase in adding lands to the land stock during 1985 (22.5 acres).

Building permits were issued for 28.3 acres. There were 20.8 acres of lands draft approved in 1985, which is a slight increase to the amount of 1984.

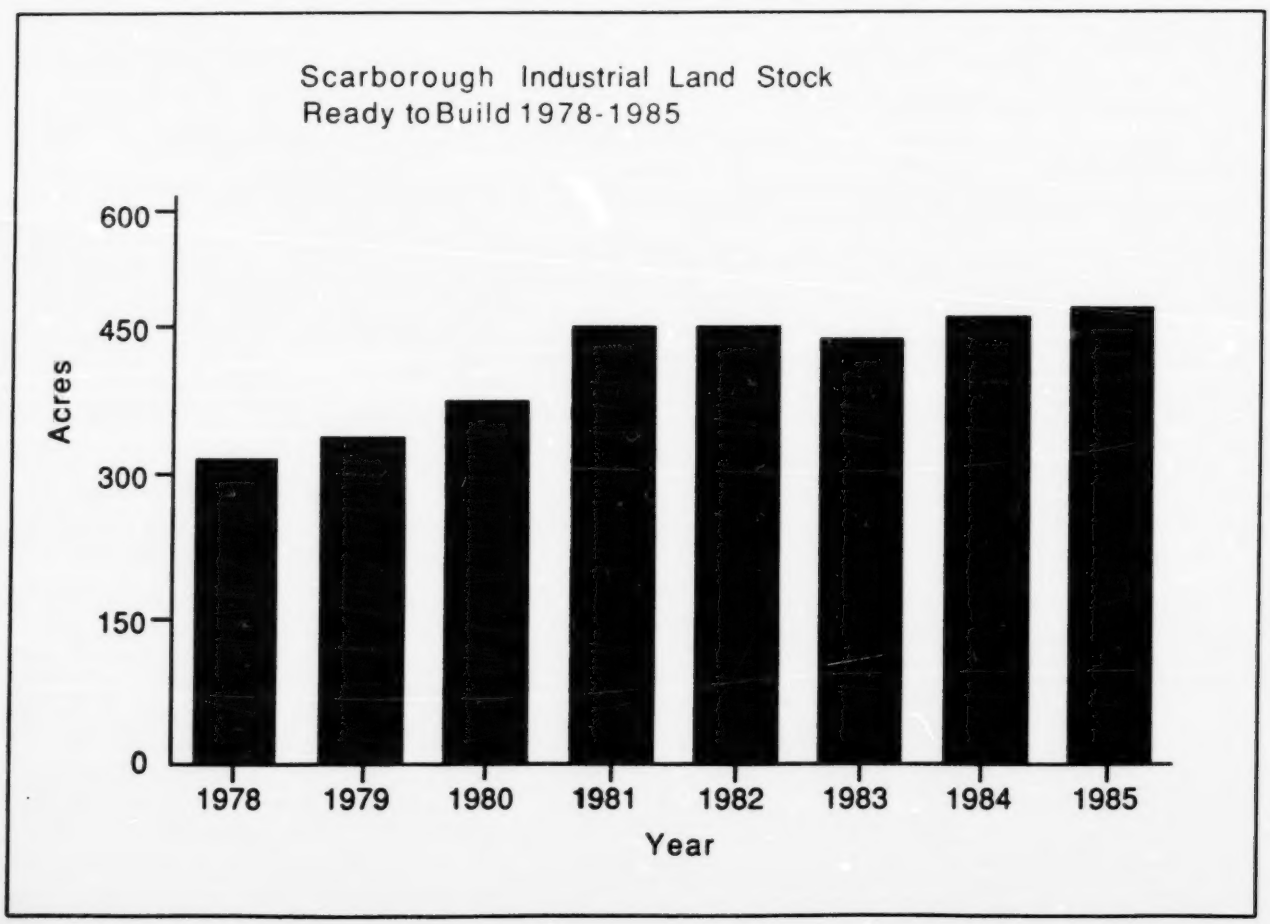
Looking forward to 1987, we can expect more building permits to be issued and additional lands being processed.

INDUSTRIAL LAND PRODUCTION

(BY SUBDIVISION AND REZONING APPLICATIONS)

YEAR		LANDS PROCESS BEGINNING OF YEAR	LANDS DRAFT APPROVED IN YEAR	LANDS FINAL APPROVED YEAR	BUILDING PERMITS	LAND PRODUCTION STOCK END OF YEAR
1975	Acres	274.489	109.617	73.048	1.039	72.009
	Hectares	111.085	44.361	29.562	0.420	29.142
1976	Acres	311.058	48.882	207.474	6.951	272.532
	Hectares	126.896	19.782	83.964	2.024	81.940
1977	Acres	152.466	126.987	128.760	84.724	316.568
	Hectares	62.714	51.391	52.109	34.287	128.115
1978	Acres	150.693	281.754	92.089	84.552	324.105
	Hectares	61.997	114.025	37.268	34.218	131.165
1979	Acres	340.358	132.675	80.100	46.473	357.732
	Hectares	137.742	53.693	32.416	18.807	144.774
1980	Acres	392.933	129.257	48.880	15.677	390.935
	Hectares	159.019	52.310	19.781	6.344	158.211
1981	Acres	473.310	23.100	223.658	163.760	450.833
	Hectares	191.548	9.348	90.514	66.273	182.452
1982	Acres	272.752	0	21.764	20.958	451.639
	Hectares	110.382	0	8.807	8.481	182.778
1983*	Acres	250.988	30.800	5.800	10.897	446.542
	Hectares	101.382	12.464	2.237	4.410	180.715
1984	Acres	364.196	15.594	45.100	33.821	457.821
	Hectares	147.390	6.311	18.252	13.687	185.279
1985	Acres	332.934	20.839	53.406	28.351	480.331
	Hectares	134.738	8.434	21.613	11.474	194.390

* The 1983 figures are not complete as there were additional rezoning applications that did not involve the Subdivision Development Division.



COMMERCIAL LAND PRODUCTION

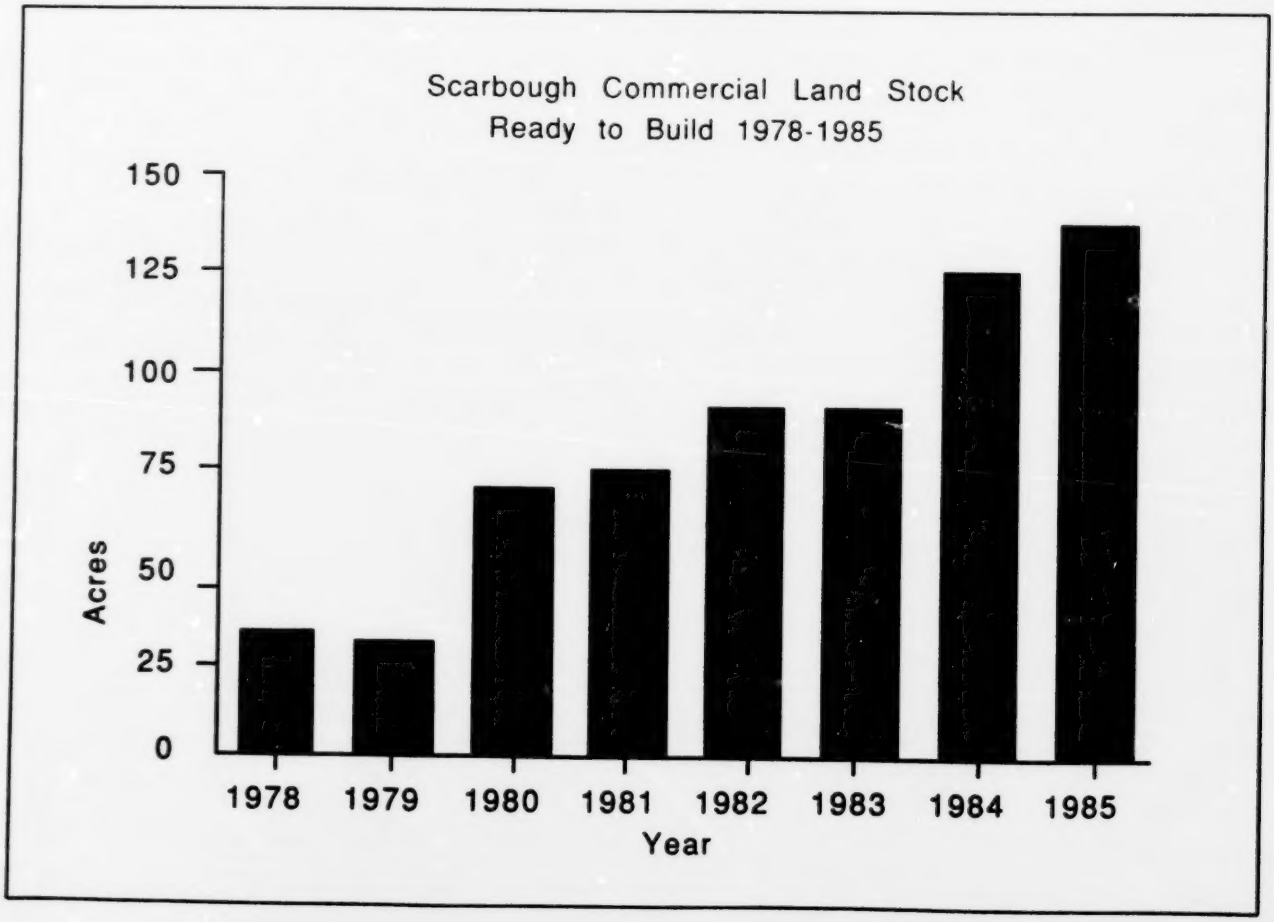
(BY SUBDIVISION AND REZONING APPLICATIONS)

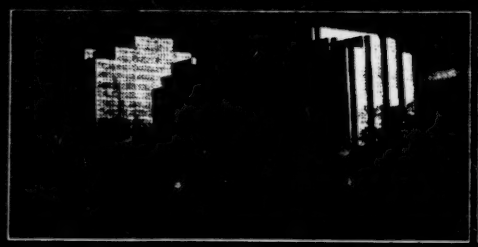
YEAR		LANDS PROCESS BEGINNING OF YEAR	LANDS DRAFT APPROVED IN YEAR	LANDS FINAL APPROVED YEAR	BUILDING PERMITS	LAND PRODUCTION STOCK END OF YEAR
1975	Acres	11.588	13.754	13.515	0	13.515
	Hectares	4.689	5.566	5.469	0	5.469
1976	Acres	11.827	8.124	13.263	3.500	23.278
	Hectares	4.786	3.287	5.367	1.416	9.420
1977	Acres	6.688	30.040	10.044	3.322	30.000
	Hectares	2.706	0.105	4.064	1.344	12.141
1978	Acres	26.684	63.544	17.205	12.270	34.935
	Hectares	10.799	25.716	6.962	4.965	14.138
1979	Acres	73.023	13.781	22.061	23.637	33.359
	Hectares	29.552	5.577	8.928	9.565	13.500
1980	Acres	64.743	61.330	47.596	15.507	65.448
	Hectares	26.201	24.820	19.262	6.275	26.486
1981	Acres	78.477	28.988	5.223	3.013	67.658
	Hectares	31.759	11.731	2.113	1.219	27.381
1982	Acres	102.242	2.140	33.738	17.183	84.213
	Hectares	41.377	0.866	13.653	6.953	34.081
1983*	Acres	70.644	18.111	22.931	22.580	84.564
	Hectares	28.589	7.329	9.280	9.138	34.223
1984	Acres	38.873	51.415	46.966	15.667	120.347
	Hectares	15.732	20.808	19.007	6.341	48.704
1985	Acres	42.752	25.924	36.619	26.233	131.845
	Hectares	17.302	10.492	14.820	10.616	52.358

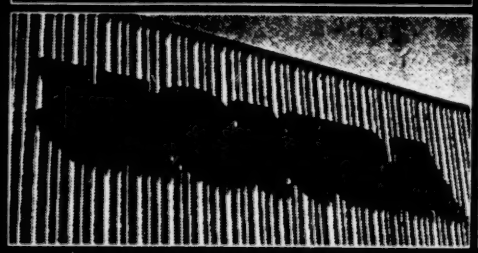
* The 1983 figures are not complete as there were additional rezoning applications that did not involve the Subdivision Development Division.

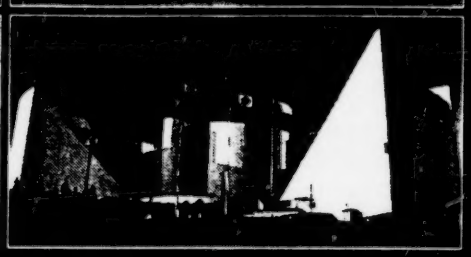
Commercial Land

Commercial land stocks at the end of 1985 stood at 131.8 acres. This is the highest level since 1975 and is an addition of 11.5 acres over the 1984 value. Building permits were maintained at the recent high rate and increased from 15.6 acres in 1984 to 26.2 acres in 1985. The amount of lands in process also rose slightly. It appears that activity of building permits and land production will continue to increase in 1986 and 1987.









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Economic Development Department
City of Scarborough
150 Borough Drive, Scarborough
Ontario, Canada M1P 4N7
Tel: (416) 296-7743